



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 7, 2014
1404-SPP-07
Exhibit 1

Petition Number: 1404-SPP-07

Subject Site Address: 704 E. State Road 32

Petitioner: Speedway, LLC

Request: Petitioner requests Primary Plat review for 2 lots on approximately 6.759 acres +/- in the Oak Ridge Pointe PUD District.

Current Zoning: Oak Ridge Pointe PUD (Ordinance 11-09)
Underlying Zoning is LB

Current Land Use: Vacant

Approximate Acreage: 6.759 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Primary Plat

Staff Reviewer: Kevin M. Todd, AICP

Procedural

- Requests for Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 7, 2014 Advisory Plan Commission (the "APC") meeting.
- Notice of the April 7, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

The proposal is for the primary platting of two (2) commercial lots on the northern portion of the Oak Ridge Pointe PUD project (the "Proposal"). The property is located on what will be the northwest corner of State Road 32 and Oak Ridge Road. The Proposal incorporates all of ORP Commercial 2 District and ORP Commercial 3 District of the Oak Ridge Pointe PUD. The Proposal includes right-of-way for the western portion of the Oak Ridge Road northern extension, a segment of the Tournament Trail frontage road, internal ingress/egress easements between lots, and the State Road 32 trail corridor.



The primary plat, as depicted in the attached drawings (see Exhibit 3), shows potential access points on State Road 32. These access points are still under review by the City and by INDOT, and are not a typical part of primary plat considerations of the APC. It should be noted that primary plat approval does not grant the approval of access locations.

The petition was reviewed by the Technical Advisory Committee at its March 25, 2014 meeting.

PRIMARY PLAT REVIEW

Westfield-Washington Township Zoning Ordinance

Procedures (WC 16.04.220)

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – COMPLIANT**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – COMPLIANT**
 - Easements - locations, widths and purposes
 - **Staff Comment – The petitioner is working with WPWD and various utility providers to ensure compliance.**



- Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – The petitioner is working with WPWD and various utility providers to ensure compliance.**
- Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – COMPLIANT**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – The petitioner is working with WPWD and the Hamilton County Surveyor's Office to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - **Staff Comment – Staff is working with the petitioner to ensure compliance.**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – The petitioner is working with the Hamilton County Highway Department and INDOT to ensure compliance.**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**



- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Staff Comment – The petitioner is working with the Hamilton County Surveyor's Office to ensure compliance.**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not Applicable**

Oak Ridge Pointe PUD (Ordinance 11-09)

Section 6.7 – Corporate Park Signage and Landscaping Easement. An area 20' in depth from the road right-of-way and 50' in length as measured from the intersecting right-of-way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.

- **Staff Comment – COMPLIANT**

Staff Comments:

- No action is required at this time.
- Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.